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Department of Planning & Zoning**

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**STAFF REPORT
2005-2006 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Mason

APR ITEM: 05-I-1J

NOMINATOR(S): Antonio J. Calabrese for Bill Page Honda

ACREAGE: 9.69 Acres

TAX MAP I.D. NUMBERS: 50-4((1))6,7;50-4((17))A,G,H,H1,L

GENERAL LOCATION: The southwest corner of the Arlington Boulevard and Annandale Road intersection.

PLANNING AREA(S): Area I

District(s): Jefferson

Sector: WESTLAWN (J3)

Special Area(s): N/A

ADOPTED PLAN MAP: RETAIL & OTHER

ADOPTED PLAN TEXT: Community Serving Retail up to .35 FAR

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

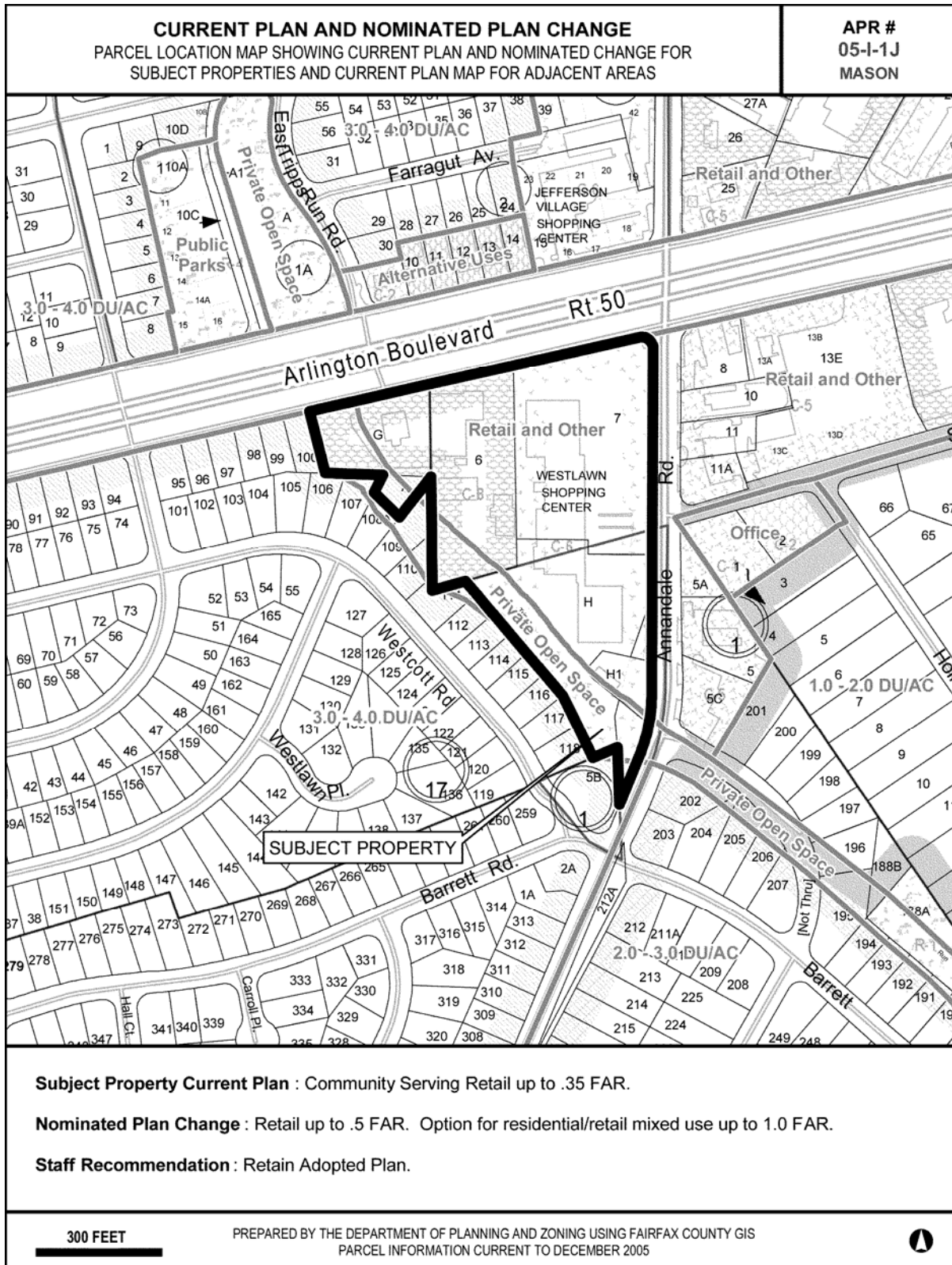
PROPOSED PLAN AMENDMENT: Retail up to .5 FAR. Option for office/retail/residential mixed use up to 1.0 FAR.

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as Submitted

_____ Approve Staff alternative

_____ X Retain Adopted Plan



CONTEXT

General Location:

The subject property is located at the southwest corner of the Arlington Boulevard and Annandale Road intersection

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is developed with retail uses, including a car dealership, is planned for retail use up to .35 FAR and zoned C-6 and C-8.

Adjacent Area:

North: The area to the north, across from Arlington Boulevard (Rt. 50), is developed with retail and office, is planned for retail and alternative use with options for retail up to .25 FAR and .35 FAR, and zoned C-2, C-3 and C-6.

East: The area to east, across from Annandale Road, is developed and planned for retail and office uses, and zoned C-5 and C-1.

South & West: The south and west is bounded by Tripps Run, which is channelized at this location. Across from Tripps Run, the area is developed and planned for residential use at 3-4 du/ac, and zoned R-4.

PLANNING HISTORY

No changes were proposed for this area since in the APR process or as a Plan Amendment since 1997.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, Area I Volume, 2003 Edition, Jefferson Planning District, as amended through 12-6-2004, Westlawn Community Planning Sector, Land Use Recommendations, Recommendation #1, page 30:

“The commercial area bounded by Tripps Run, Route 50 and Annandale Road is planned for community-serving retail uses up to .35 FAR. Redevelopment or revitalization of this area should provide effective screening and buffering to adjacent residential areas.”

The adopted Comprehensive Plan Map shows this area planned for retail and other.

NOMINATED PLAN AMENDMENT

This nomination proposes changing the Plan from retail up to .35 FAR to retail up to .50 FAR with an option for residential/retail mixed use up to 1.0 FAR. The nomination also proposes to add Plan text that specifies “vehicle sale, rental and service establishment uses” as a planned use for this area. The following table compares the current Plan’s development potential to the nomination’s proposed increased development potential.

Acres	Current Plan Retail @ .35 FAR	Proposed Retail @ .5 FAR	Proposed Mixed Use @ 1.0 FAR
9.69	147,760 square feet retail	211,085 square feet Retail	295,445 square feet multifamily residential (approx. 295 units)
			126,651 square feet retail
			TOTAL 422,096 square feet

ANALYSIS

The subject property is located in an area that the Comprehensive Plan envisions as a Suburban Neighborhood, where the purpose is to protect the County’s stable residential neighborhoods and assure compatible relationships between uses. For Suburban Neighborhoods, the Comprehensive Plan typically envisions commercial intensities of .15 FAR to .25 FAR. In some instances, moderately higher intensities are recommended in the Plan, such as in this area where an intensity of up to .35 FAR is the current Plan recommendation. In terms of non-residential land uses, Suburban Neighborhoods typically include neighborhood serving commercial uses, public facilities and institutional uses.

The nominator may have recognized that the nomination, as submitted, proposed intensity that may be difficult to design in a manner compatible with the surrounding neighborhood. At the Mason District APR Task Force meeting on January 31, 2006, the nominator presented a development concept that maintains the current planned density of .35 FAR. However, at this lower intensity, the nominator proposed that Plan guidance specify that “vehicle sale, rental, ancillary and major service establishment uses” are planned for this area. Specifying these uses, in Plan text, may prejudice an application for a Special Exception application before a specific development proposal can be evaluated for compatibility and impacts to the surrounding

neighborhood. The proposed use of “vehicle sale, rental, ancillary and major service establishment uses”, which can currently be considered by requesting a Special Exception, should be reviewed for compatibility with the surrounding neighborhood, which includes compatible intensity and building height, mass and scale. Specifying specific Special Exception uses in Plan text may be inappropriate, for it has the appearance of being exempt from determining whether the use is in harmony with the Comprehensive Plan as indicated in the Zoning Ordinance.

Transportation: The following table compares estimated vehicle trips generated by the current Plan’s maximum development potential and the development potential for increased retail and increased residential/retail mixed use intensities as proposed in the original nomination. The nomination’s proposed increased intensity results in increases for total daily vehicle trips and trips during the morning and evening peak hours. The greatest impact results from increased intensity for retail use without a residential component. However, the development potential proposed by the nominator at the January 31, 2006 APR Task Force meeting, which maintains the planned intensity of .35 FAR, would not be expected to generated more trips than the current Plan.

	Daily	AM Peak Hours	PM Peak Hours
Current Plan: Retail at .35 FAR	6,342	152	554
Nomination: Retail at .50 FAR	9,060	218	792
Nomination: Mixed use with Residential at 1.0 FAR	6,914	243	612

Environment: The subject property includes a portion of Tripps Run which is designated Resource Protection Area (RPA). Through the watershed management planning process for the Cameron Run watershed, this RPA is being considered for restoration.

RECOMMENDATION

Staff recommends denial of the nomination and retaining the current Plan which may permit the uses that the nominator has included in their development concept, after reviewed in the Special Exception process. Specifying in Plan text, uses that can currently be considered for a Special Exception, may prejudice a Special Exception application before a specific development plan can be reviewed for land use compatibility and potential adverse impacts to the surrounding neighborhood.